055.0	0002	0038.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,500 / 759,500
					USE VALUE:	759,500 / 759,500
					ASSESSED:	759,500 / 759,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALERI ROBERT E TRS--ETAL
Owner 2:	VALERI LORETTA J
Owner 3:	
Street 1:	PO BOX 532
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1960, having primarily Brick Veneer Exterior and 2341 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3636.000	407,700		351,800	759,500
Total Card	0.083	407,700		351,800	759,500
Total Parcel	0.083	407,700		351,800	759,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.46 | /Parcel: 324.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37052

GIS Ref

GIS Ref

Insp Date 10/04/18

!4462!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0038.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	407,700	0	3,636.	351,800	759,500		Year end	12/23/2021
2021	104	FV	389,400	0	3,636.	351,800	741,200		Year End Roll	12/10/2020
2020	104	FV	389,400	0	3,636.	351,800	741,200	741,200	Year End Roll	12/18/2019
2019	104	FV	334,000	0	3,636.	351,800	685,800	685,800	Year End Roll	1/3/2019
2018	104	FV	334,000	0	3,636.	236,200	570,200	570,200	Year End Roll	12/20/2017
2017	104	FV	312,600	0	3,636.	226,200	538,800	538,800	Year End Roll	1/3/2017
2016	104	FV	312,600	0	3,636.	206,100	518,700	518,700	Year End	1/4/2016
2015	104	FV	277,600	0	3,636.	165,900	443,500	443,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:36:49

LAST REV

Date	Time
08/11/20	10:48:01
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10075-162		7/11/1962			No	No		N

USER DEFINED

Prior Id # 1:	37052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1345	Re-Roof	7,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
10/4/2018	MEAS&NOTICE	PH	Patrick H
2/12/2014	Info Fm Prmt	EMK	Ellen K
5/12/2009	Measured	197	PATRIOT
1/27/2009	Meas/Inspect	189	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3636		Sq. Ft.	Site		0	70.	1.38	11			Easemen	-5					351,839						351,800	

Total AC/HA:	0.08347	Total SF/SM:	3636	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	351,839	Spl Credit		Total:	351,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.35000002
Const Adj.:	1.00940204
Adj $ / SQ:	245.285
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656467
Depreciation:	248801
Depreciated Total:	407666

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

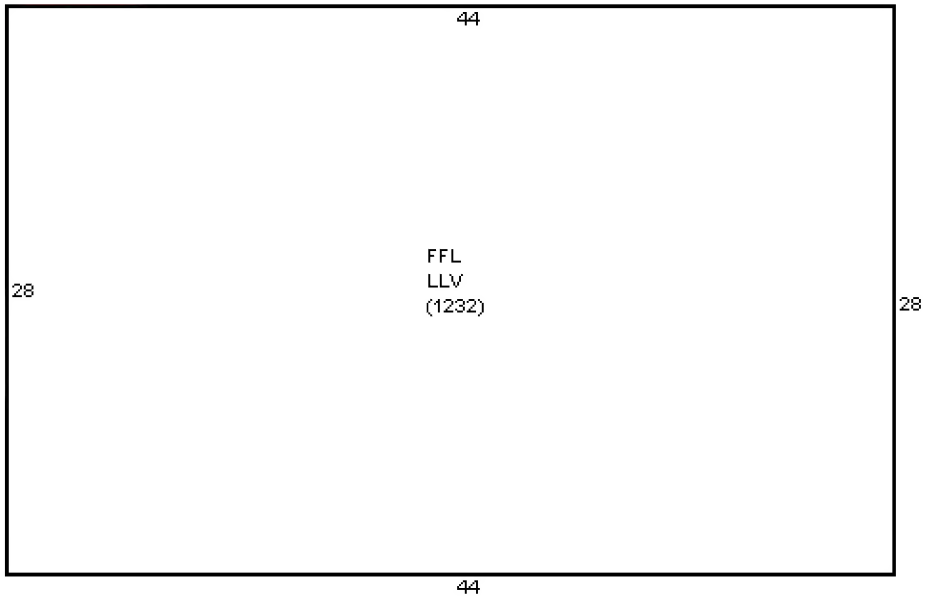
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	245.28
Special Features:	0	Val/Su Net:	165.46
Final Total:	407700	Val/Su SzAd	330.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	245.280	302,191
LLV	Lower Level	1,232	184.880	227,776
	Net Sketched Area:	2,464	Total:	529,967
Size Ad	1232	Gross Area	2464	FinArea 2341

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

055.0-0002-0038.B

IMAGE

AssessPro Patriot Properties, Inc